

1 SECOND FLOOR PLAN
Scale: 1/4" = 1' - 0"

GENERAL NOTES:

- BUILDING AREA CALCULATION: EXISTING GSF = 1,401.74; PROPOSED ADDN GSF = 2,018; FOR TOTAL GSF = 3,403; PORCH SF = 168 GSF.
- ALL WORK SHALL CONFORM TO LOCAL BUILDING CODE: IBC 2009 AND IBCEB 2009.
- FABRICATE MECHANICAL EQUIPMENT PLATFORM PLENUM USING 3/4-INCH STRUCTURAL GRADE PLYWOOD OVER FIRE-PROOF FRAMING.
- SECOND FLOOR CONSTRUCTION SHALL INCLUDE SOUND ATTENUATION BATTS [R11 - UNFACED]; 3/4-INCH THICK STRUCTURAL GRADE TONGUE&GROOVE PLYWOOD; GLUED AND SCREWED TO FLOOR FRAMING.

SIGNAGE AND GRAPHICS SCHEDULE

- ALL INTERIOR ROOMS AND SPACES SHALL RECEIVE WALL MOUNTED PHENOLIC ROOM NUMBER SIGNS.

WALL/PARTITION TYPE LEGEND:

- W1** EXISTING HISTORIC STRUCTURE EXTERIOR WALL: STUCCO OVER LATH OVER WOOD SIDING ON WOOD STUD FRAMING.
- W2** INTERIOR WALL/PARTITION: 2X4 WOOD STUD AT 16-INCH O.C.; 1/2-INCH TYPE X GYPSUM BOARD AT ONE OR BOTH SIDES. REFER TO ROOM FINISH SCHEDULE FOR WAINSCOT AND/OR PANELING FINISH DESIGNATIONS.
- W3** INTERIOR WALL/PARTITION: 2X4 WOOD STUD AT 16-INCH O.C. 5/8-INCH TYPE X GYPSUM BOARD AT ONE OR BOTH SIDES; REFER TO ROOM FINISH SCHEDULE FOR WET LOCATION REQUIREMENTS. PARTITION '3A' SHALL BE CONSTRUCTED AS ONE-HOUR RATED 2X4 STUD AT 16" O.C. SHAFT WALL.
- W4** INTERIOR WALL/PARTITION: 2X6 WOOD STUD AT 16-INCH O.C. 5/8-INCH TYPE X GYPSUM BOARD AT ONE OR BOTH SIDES; REFER TO ROOM FINISH SCHEDULE FOR WET LOCATION REQUIREMENTS.
- W5** NEW EXTERIOR WALL: 2X4 WOOD STUD AT 16-INCH O.C., 1/2-INCH SHEATHING, TYVEK MOISTURE RESISTANT MEMBRANE, ICE&WATER SHIELD MEMBRANE WRAP AT ALL BASE FLASHING, PARAPET WALL CONDITION FLASH, AND WINDOW/DOOR FRAME OPENINGS, R-13 KRAFT FACED BATT INSULATION AT WALL CAVITY, WOOD-FIBER SIDING SIMILAR TO "J. HARDIE" PRODUCTS OR AS APPROVED BY ARCHITECT.
- W6** NEW EXTERIOR WALL: 2X6 WOOD STUD AT 16-INCH O.C., 1/2-INCH SHEATHING, TYVEK MOISTURE RESISTANT MEMBRANE, ICE&WATER SHIELD MEMBRANE WRAP AT ALL BASE FLASHING, PARAPET WALL CONDITION FLASH, AND WINDOW/DOOR FRAME OPENINGS, R-19 KRAFT FACED BATT INSULATION AT WALL CAVITY, WOOD-FIBER SIDING SIMILAR TO "J. HARDIE" PRODUCTS OR AS APPROVED BY ARCHITECT.
- W7** NEW EXTERIOR WALL: 2X6 WOOD STUD AT 16-INCH O.C., 1/2-INCH SHEATHING, TYVEK MOISTURE RESISTANT MEMBRANE, ICE&WATER SHIELD MEMBRANE WRAP AT ALL WINDOW/DOOR FRAME OPENINGS, R-13 KRAFT FACED BATT INSULATION AT WALL CAVITY, 2-INCH AIR CAVITY AND BRICK VENEER WALL FINISH.

AUSTIN REVITALIZATION AUTHORITY
Herman Schieffer House "East Room" 1154 Lydia Street,
Austin, Texas, Relocation, Rehabilitation Ph II
PARSHALL + ASSOCIATES ARCHITECT
4210 Avenue G — Austin, Texas 78751
phone: 512.477.1696 emails: parshall@sbcglobal.net & ruth.parshall@hotmail.com

PRELIMINARY
NOT FOR CONSTRUCTION
OR REGULATORY APPROVAL OR PERMITS
RUTH PARSHALL, TRAE
JOHN C. PATTERSON, TRAE
COPYRIGHT © 2013

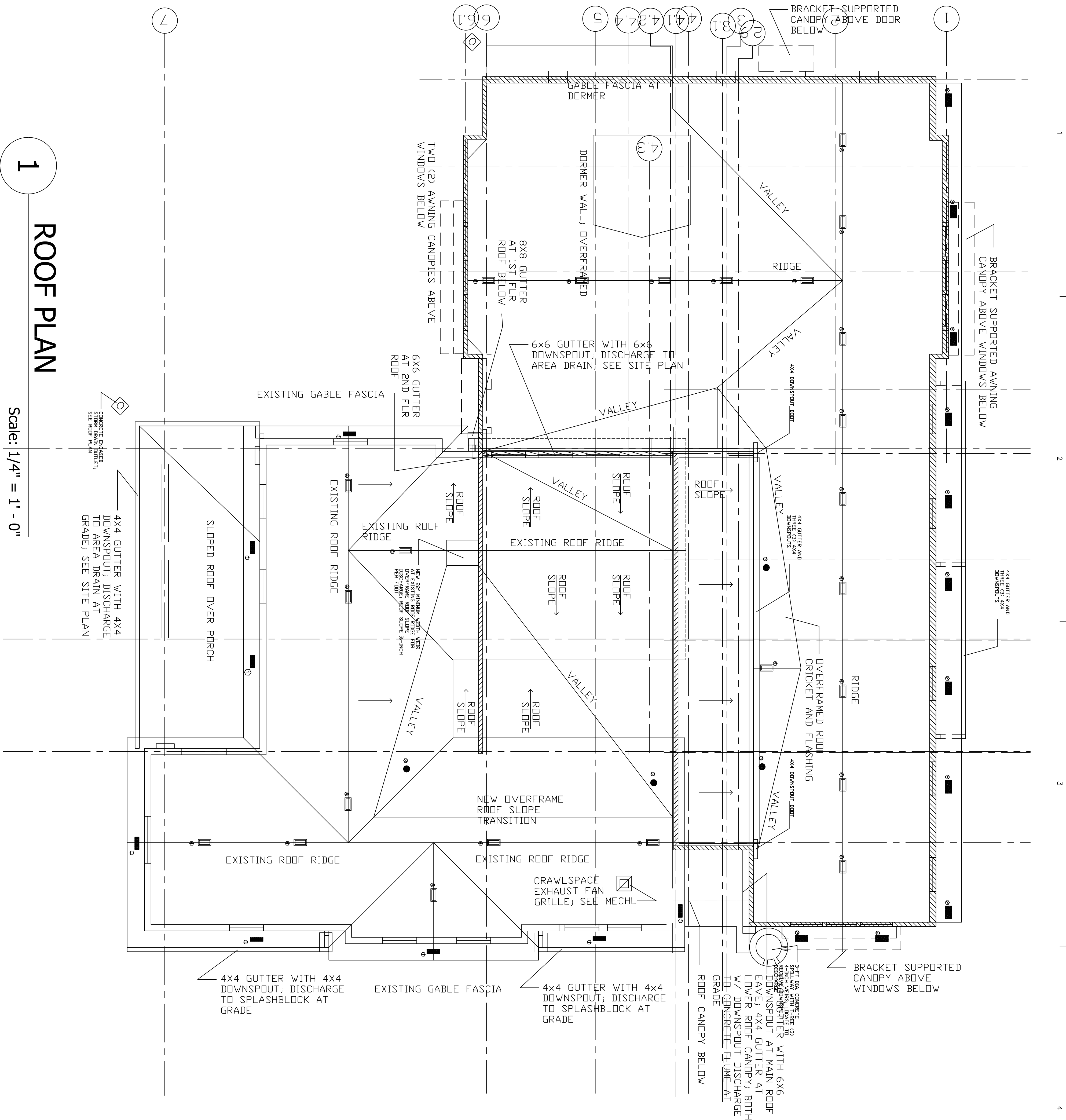
REVISION	DATE	DESCRIPTION
2	4/8/13	LANDMARK COMM R/VV REVISION

SHEET TITLE: SECOND FLOOR PLAN - NEW			
ISSUE: CD	PROJECT#: PAA_2010.003	DRAWN BY: JCP	CHECKED BY: JCP
DATE: 2/27/13	DWG. FILE: A1.01_DWG		

A1.01

1. EXISTING ROOF AREA: REMOVE EXISTING ROOFING LAYERS DOWN TO SUBSTRATE. CONTRACTOR TO DETERMINE AND REPLACE ALL DETERIORATED ROOF LATH/DECKING, REPLACE WITH NEW STRUCTURAL SHEATHING AS SPECIFIED. INSTALL NEW ROOFING AT EXISTING BUILDING AND NEW ADDITION ROOF AREAS WITH COMPOSITION ASPHALT SHINGLES.
2. EXISTING ROOF FASCIA/EAVE/SOFT: ASSESS AND REMOVE DETERIORATED WOOD FASCIA, EAVE, AND SOFT/H MATERIALS DOWN TO SUBSTRATE FRAMING. INSTALL REPLACEMENT MATERIAL MATCHING EXISTING HISTORICAL MATERIALS, PROFILES AT HISTORIC BUILDING COMPONENTS.
3. EXISTING GABLE FASCIA AND TRIM ARE INCLUDED IN WORK SCOPE OF "NOTE 2 ABOVE."
4. REMOVE EXISTING DETERIORATED SLOPED ROOF OVER PORCH; INSTALL NEW WOOD FRAMING AND SLOPED FLAT ROOF (G-PLY MODIFIED BITUMEN ROOFING "MBR") AT PORCH AT RELOCATED BUILDING.
5. NEW ROOFING SHALL INCLUDE COMPOSITION ASPHALT SHINGLE OVER 30# FELT OVER ICE/WATER SHIELD MEMBRANE OVER THE ENTIRE ROOF AREA.
6. BRACKET SUPPORTS, RACKETS, AND BRACING SHALL INCLUDE TYPICAL 24" OVERHANG AT WINDOWS, REFER TO WINDOW CANOPY DETAIL.
7. SLOPED SLAT ROOF (G-PLY MBR) OVER 30# FELT OVER ICE AND WATER SHIELD MEMBRANE OVER 1/2" THICK STRUCTURAL GRADE PLYWOOD (OSB).
8. SLOPED ROOF CANOPY (STANDING SEAM COPPER) AT EXTERIOR DOORS. SEE CANOPY DETAIL.

Scale: $1/4" = 1' - 0"$



Not To Scale

ROOF VENT CALCULATIONS				
ROOF AREA	LOCATION	NFA REQ'D	NL. of SOFFIT VENTS	NL. of RIDGE VENTS
ROOF AREA 'A'	EXISTING BLDG. CRICKET	1sf	7 # 1	7 # 4
ROOF AREA 'B'	DIRECT RAMP	6.7sf	4 # 2	2 # 3
ROOF AREA 'C'	RM 204	2.2sf	8 # 2	8 # 3
ROOF AREA 'D'	BLDG ADDN	11.6sf	23 # 2	15 # 4
ROOF AREA 'E'	ELEVATOR SHAFT		2 # 2	1 # 4

TYPE 1 = .33X1'. 75% FA = .2475 NFA EA

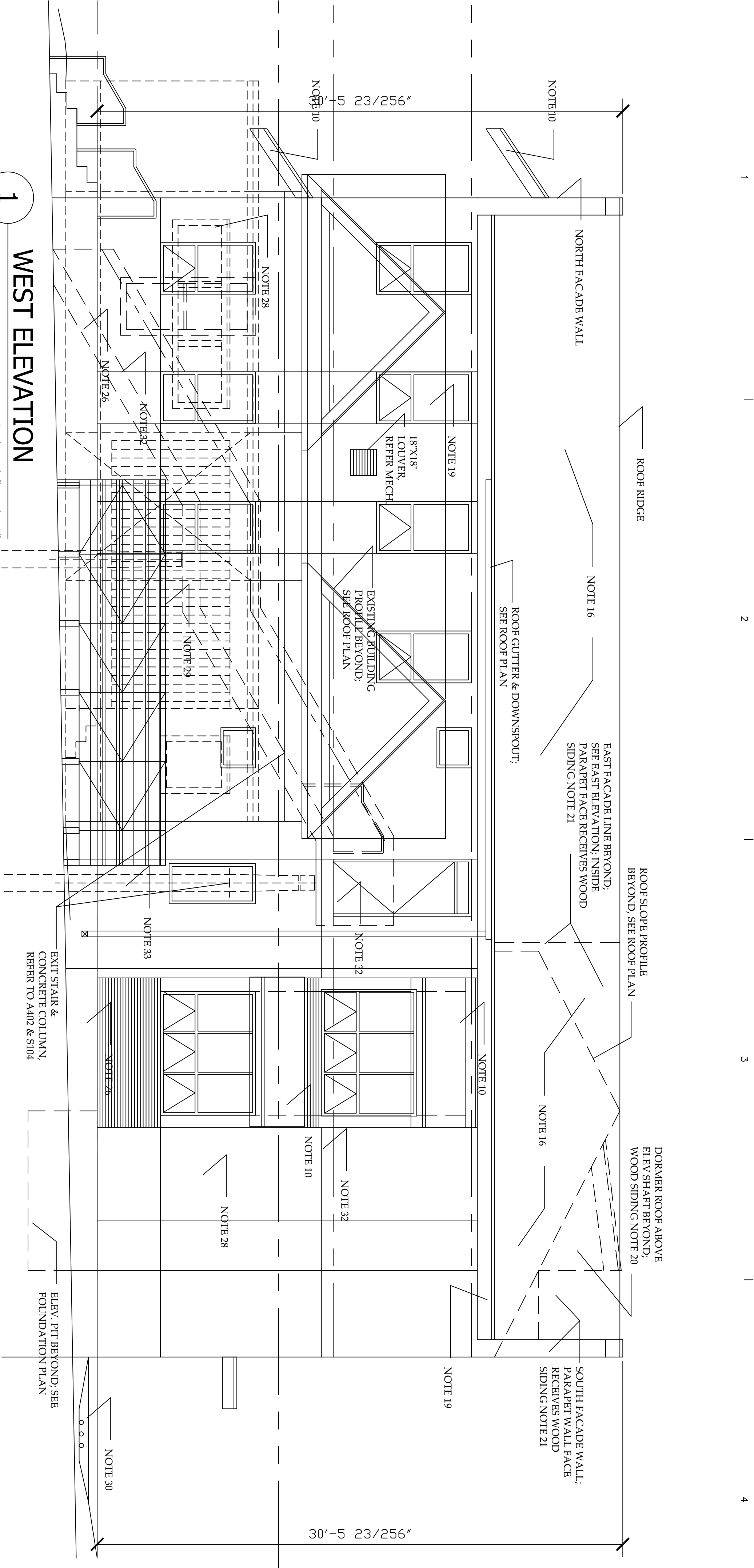
TYPE 2 = .5'X1'; 75% FA = .375 NFA EA.

TYPE 3 = .5'X1'; 75% FA = .147 NFA EA.

 TYPE 4 = 6" X 12" RIDGE VENT W/ .375 NFA EA.

REVISION	DATE	DESCRIPTION
1	4/8/13	LANDMARK COMM RVW REVISION

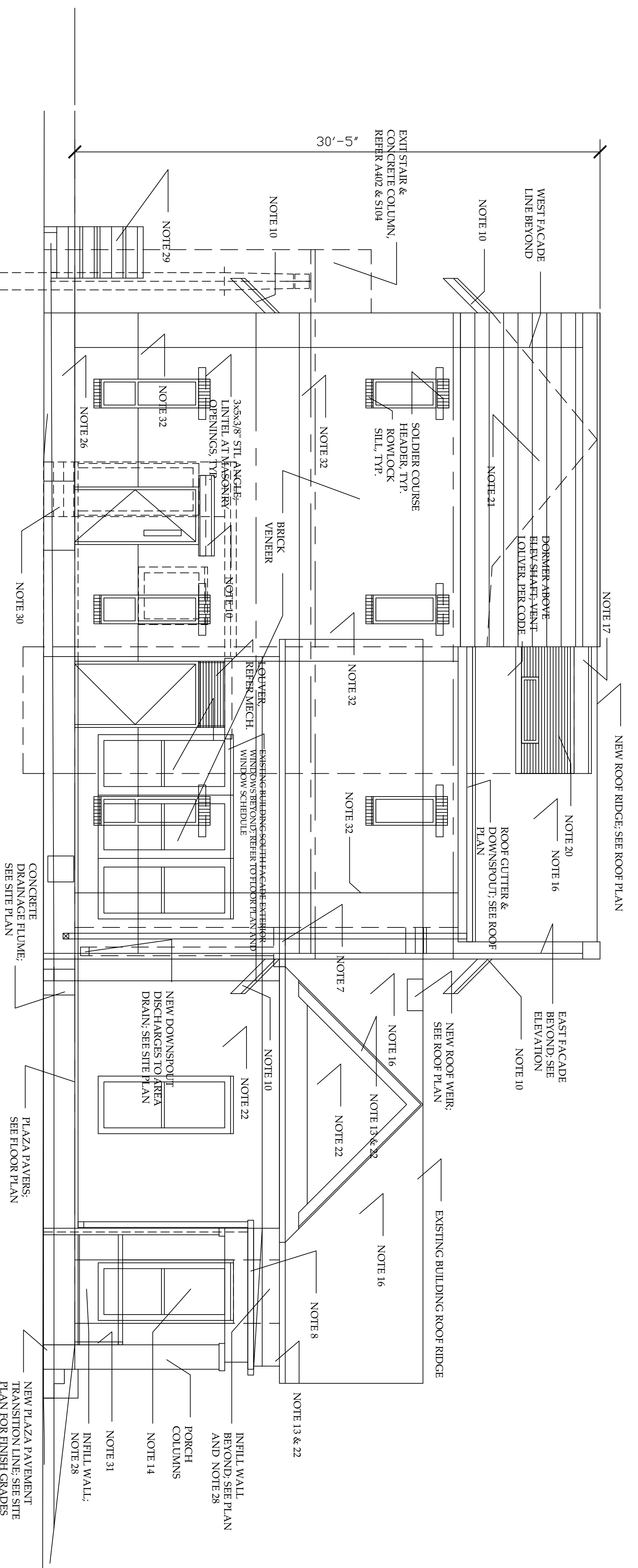
SHEET TITLE:		
<h1 style="text-align: center;">ROOF PLAN</h1>		
ISSUE:	PROJECT#:	DRAWN BY:
CD	PAA_2010.003	JCP
DATE:	DWG. FILE:	CHECKED BY:
2/27/13	A102_DWG	JCP



WEST ELEVATION

Scale: 1/4" = 1' - 0"

LANDMARK COMM. RVW REVISIONS



SOUTH ELEVATION

Scale: 1/4" = 1' - 0"

LANDMARK COMM. RVW REVISIONS

GENERAL NOTES:

- SOUTH DORMER GABLE BEYOND
- BUILDING ADDITION GABLE FACING EAST; WITH SHADING CANOPY EACH FLOOR ABOVE WINDOWS.
- HIDDEN ROOF LINES BEYOND; REFER TO ROOF PLAN.
- TWO-STORY NORTH FACADE GABLE BEYOND.
- SECONDARY GABLE ROOF BEYOND; REFER TO ROOF PLAN.
- ROOF DRAINAGE LEVEL BEYOND; REFER TO ROOF PLAN FOR RAMP AND OVERLAP ROOF SLOPE (3-PLY MBR OVER 2-INCH RIGID INSULATION).
- NEW 24 GA. GALVANIZED CUTTER (6x6) WITH 6x6 DOWNSPOUT TO DISCHARGE AT SPLASHBLOCK AT FINISH GRADE. SEE ROOF PLAN.
- NEW 24 GA. GALVANIZED CUTTER (4x4) WITH 4x4 DOWNSPOUT TO DISCHARGE AT SPLASHBLOCK AT FINISH GRADE. SEE ROOF PLAN.
- REINSTALL SALVAGED CERAMIC MEDALLION AT NEW PORCH COLUMNS.
- BRACKET SUPPORTED SHADING CANOPY/awning ABOVE WINDOWS AND DOOR OPENINGS.
- NEW CONCRETE STEPS AT PORCH; REPLICATE HISTORIC SCORING PATTERN AT CONCRETE FLOOR SURFACE.
- NEW CRAWSPACE VENTS: 24GA. NOMINAL 12X2-INCH SIZE; PAINTED TO MATCH WALL SURFACE.
- EXISTING WOOD TRIM: REPAIR AS NECESSARY FOR ACCEPTABLE CONDITION AS APPROVED BY ARCHITECT.
- NEW WINDOW AT HISTORIC STRUCTURE; REFER TO WINDOW SCHEDULE.
- INSTALL SALVAGED/REPAIRED ENTRANCE DOOR. REFER TO DEMOLITION PLAN AND DOOR SCHEDULE.
- COMPOSITION ASPHALT SINGLE ROOFING ON 30-LB ASPHALT FELT OVER 1/2-INCH STRUCTURAL PL. WOOD DECKING.
- WOOD FASCIA & TRIM W/ 26GA. GALVANIZED METAL EDGE FLASHING.
- METAL LOUVER W/ WOOD TRIM & GALVANIZED FLASHING WOOD FASCIA & TRIM. BOXED SOFFIT AT EAVES (3/8-INCH PERFORATED PL. WOOD).
- WOOD SIDING ON MOISTURE VAPOR BARRIER ON 1/2-INCH SHEATHING; WOOD SIDING (2-INCH LAP PATTERN).
- WOOD SIDING (10-INCH LAP PATTERN).
- STUCCO WALL FINISH ON GALVANIZED METAL LATH ON 15-LB FELT; INSTALLED OVER EXISTING HISTORIC BUILDING FACADE TO MATCH EXISTING CONDITIONS OR AS APPROVED BY ARCHITECT.
- 3/4-INCH THICK PLASTER ON GALVANIZED METAL LATH & METAL FRAMING ("FOUNDATION SKIRT"); EXTEND TO FINISH GRADE.
- MAINTAIN 2-INCH AIR GAP BELOW PORCH BALUSTRADE RAIL.
- NEW BALUSTRADE INCLUDING WOOD FRAMING WITH STUCCO ON LATH FINISH; SIMILAR TO EXISTING HISTORIC CONDITION.
- NEW FOUNDATION GRADE BEAM (EXPOSED CONCRETE WITH GROUT - RUBBERD FINISH AS APPROVED BY ARCHITECT).
- 10" HIGH METAL LETTERING/NUMERALS WITH CONCEALED ANCHORS SECURED TO BUILDING FACADE; FINAL LOCATION AS DIRECTED BY ARCHITECT.
- STUCCO WALL FINISH ON GALVANIZED METAL LATH ON 15-LB FELT; INSTALLED OVER BLDG WRAP "TYVEK" OVER 1/2-INCH THICK EXTERIOR SHEATHING. PROVIDE EXPANSION AND CONTROL JOINTS AS REQUIRED AND STIPULATED BY PRODUCT MANUFACTURER.
- WOOD FENCE SCREEN WITH FIVE (5) GATES AT A/C EQUIPMENT; 5-FT HIGH, HORIZONTAL FENCE FABRIC PATTERN (including 1x6s, 1x4s, and 1x2s on 4x4 treated wood posts; see floor plan and Dwg 2/A305).
- NEW CONCRETE LANDING AT ENTRY DOOR; LANDING TO RECEIVE THREE (3) SIX-INCH DIAMETER PVC SLEEVES AT DRAINAGE SWALE. SEE SITE PLAN.
- CONSTRUCT BALUSTRADE PLASTER AT NEW OPENING AT SOUTH EDGE OF PORCH; MATCH ADJACENT BALUSTRADE SIZES AND PATTERN AS APPROVED BY THE ARCHITECT.
- CONTROL JOINT IN STUCCO OR BRICK VENEER WALL FINISH. LAYOUT AND SPACING AS RECOMMENDED BY MANUFACTURER AND AS APPROVED BY ARCHITECT.
- EXTERIOR STAIR SUPPORT CONCRETE COLUMNS. SEE A402 & S104.

EXISTING FACADE REPAIR/REPLACEMENT SCHEDULE

COMPONENT	MATERIAL	UNIT	Existing Qty	N	E	S	W	Porch N	Porch W	REMARKS
EAVE SOFFIT	1/2-inch plywood	SF	301	84	80	84	53	--	--	
FASCIA BOARD	1x10 wood	LF	228	32	30	19	15	10	15	Match existing O.G. profile
WOOD TRIM	1x4 wood (O.S.)	LF	228	32	30	15	10	10	10	Match existing O.G. profile
Head Cornice Trim	1x3 wood	LF	65	20	15	20	5	5	--	Match existing trim profile
Jamb	1x4 wood	LF	65	20	15	20	5	5	--	Match existing trim profile
Head	1x4 wood	LF	247	38	29	29	10	19	--	Match existing size & profile
Sill	2x8 wood (treated)	LF	65	20	15	20	5	5	--	Match existing trim profile
GABLE FASCIA PANEL	1x4 wood	SF	65	20	15	20	5	5	--	Match existing trim profile
WINDOW SCREEN	aluminum insect screen	EACH	4	3	3	1	--	--	--	Match existing size

REVISION	DATE	DESCRIPTION
1	4/8/13	LANDMARK COMM RVW REVISION

PRELIMINARY
NOT FOR CONSTRUCTION
OR REGULATORY APPROVAL OR PERMITS
RUTH PARSHALL TBAER
JOHN C. PATTERSON TBAER
COPYRIGHT © 2013

AUSTIN REVITALIZATION AUTHORITY
Herman Schieffer House "East Room" 1154 Lydia Street, Austin, Texas, Relocation, Rehabilitation Ph II
PARSHALL + ASSOCIATES ARCHITECT
4210 Avenue G — Austin, Texas 78751
phone: 512.477.1696 emails: parshall@sbcglobal.net & ruth.parshall@hotmail.com

SHEET TITLE: EXTERIOR ELEVATIONS		
ISSUE: CDS	PROJECT#: PAA_2010.003	DRAWN BY: JCP
DATE: 2/27/13	DWG. FILE:	CHECKED BY: JCP

A202

GENERAL NOTES:

- REFER TO STRUCTURAL DWGS FOR ROOF AND FLOOR FRAMING SPECIFICATIONS.
- REFER TO FINISH SCHEDULE FOR FLOOR, WALL, AND CEILING FINISHES.

